

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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☐ Individual appearing without attorney
☒ Attorney for: Rafik Youssef Kamell

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

In re:

RAFIK YOUSSEF KAMELL,

CASE NO.: 8:20-bk-10269-TA

CHAPTER: 11

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: 06/08/2022

Time: 10:00 am

Location: 411 West Fourth Street, Courtroom 5B, Santa Ana, CA 92701

Last date to file objections: 05/25/2022

Single family residence located at 10282 Ambervale Lane, Santa Ana, CA 92705 ("Property")

Property will be sold “as is, whereis” basis with no warranties, recourse, contingencies or representations of any kind except as may be provided in the the Purchase Agreement, and the Property is sold free of the Claims and Interests.

(See filed motion for full terms and conditions and overbidding procedures)

Proposed sale price: \$ 2,775,000.00

Overbid procedure (if any): Potential overbidders must bid at least \$25,000 greater than the Buyers' original bid of \$2,775,000 (an initial over bid of at least \$2,800,000). Minimum bid increments thereafter shall be \$1,000. Overbidder must qualify and make 10% deposit and submit marked purchase and sale agreement by 5:00 p.m. on 6/6/2022.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

June 8, 2022 at 10:00 a.m.
United States Bankruptcy Court
411 West Fourth Street
Courtroom 5B
Santa Ana, CA 92701

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Robert P. Goe, Esq.
GOE FORSYTHE & HODGES LLP
18101 Von Karman Avenue, Suite 1200
Irvine, CA 92612
T: (949) 798-2460 / F: (949) 955-9437
RGoe@goeforlaw.com

Date: 05/18/2022

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
18101 Von Karman Avenue, Suite 1200, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 05/18/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 05/18/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 05/18/2022, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Theodor Albert, USBC, 411 West Fourth Street, Santa Ana, CA 92701

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

05/18/2022
Date

Susan C. Stein
Printed Name

/s/Susan C. Stein
Signature

Mailing Information for Case 8:20-bk-10269-TA

Electronic Mail Notice List

The following is the list of parties who are currently on the list to receive email notice/service for this case.

- **Greg P Campbell** ch11ecf@aldridgepite.com, gc@ecf.inforuptcy.com;gcampbell@aldridgepite.com
- **Dane W Exnowski** dane.exnowski@mccalla.com, bk.ca@mccalla.com,mccallaecf@ecf.courtdrive.com
- **Robert P Goe** kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com
- **Michael J Hauser** michael.hauser@usdoj.gov
- **Nancy L Lee** bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
- **Benjamin R Levinson** ben@benlevinsonlaw.com, courtney@benlevinsonlaw.com
- **Lisa Nelson** lnelson@taylorlaw.com, ltaylor@taylorlaw.com,ecf@taylorlaw.com
- **Najah J Shariff** najah.shariff@usdoj.gov, USACAC.criminal@usdoj.gov
- **Richard L. Stevenson** bknotice@mccarthyholthus.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov
- **Robert P Zahradka** rzahradka@nationalfunding.com

In re Rafik Youssef Kamell
USBC Case No. 8:20-bk-10269-TA

Debtor
Rafik Youssef Kamell
2070 North Tustin Ave, Suite 200
Santa Ana, CA 92705

United States Trustee
United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4500

Creditors

Apex Radiology Medical Group
890 W. Stetson Avenue
Hemet, CA 92543-7311

Armory Consulting Co.
3943 Irvine Blvd #253
Irvine CA 92602-2400

Dean O'Dell
Seven Gables Real Estate
12651 Newport Ave
Tustin, CA 92780-2422

Best Buy Credit Services
~~P.O. Box 78009~~
~~Scottsdale, AZ 85262~~
RTS Unable to Fwd 07-09-2021

Best Buy Credit Services
P.O. Box 790441
Saint Louis, MO 63179-0441

Best Buy Credit Services
~~PO Box 78009~~
~~Phoenix, AZ 85062-8009~~
RTS Unable to Fwd 03-07-2020

CBUSA
Administrative Office
P.O. Box 942
Fresno, CA 93714-0942

Kenneth Solomon
~~25041 Ericson Way~~
~~Laguna Hills, CA 92653-5051~~
RTS 07-12-2021

William Alan Klapperman
21900 Burbank Blvd, Ste 3013A
Woodland Hills, CA 91367

California Department of Tax & Fee
Administration Special Ops, MIC: 55
PO Box 942879
Sacramento, CA 94279-0055

Chase Mortgage
~~Mail Code OH4-7399~~
~~Columbus, OH 43218~~
RTS Unable to Fwd 07-23-2021

Citibank Citicorp Credit
Srvs/Centralized Bk Dept
PO Box 790034
St Louis, MO 63179-0034

Citibank
PO Box 6217
Sioux Falls, SD 57117-6217

County of Orange
Attn: Bankruptcy Unit
P.O. Box 4515
Santa Ana, CA 92702-4515

Franchise Tax Board Bankruptcy Section
Bankruptcy Section MS: A340
P.O. Box 2952
Sacramento, CA 95812-2952

Glenn T. Barger, Esq.
Chapman Blucksmand et al.
11900 W. Olympic Blvd., #800
Los Angeles, CA 90064-1146

Golden State Water Company
~~500 Cameron Street~~
~~Placentia, CA 92870-6425~~
RTS FOE 06-30-2021, new addr below

Internal Revenue Service
Mail Stop 8900
2400 Avila Road, Suite 4404
Laguna Niguel, CA 92677

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

James Zurawski
PO Box 78009
Phoenix, AZ 85062-8009

Kenneth Solomon / c/o James P. Zurawski
~~Hartsuyker, Stratman & Williams~~
~~2677 N. Main St., Ste 200~~
~~Santa Ana, CA 92705-6625~~
RTS Unable to Fwd 07-03-2021

Law Office of James P. Zurawski
~~P.O. Box 10517~~
~~Irvine, CA 92617~~
RTS Unable to forward 06/03/20

PLM lender Services, Inc.
SC Service
46 N. Second Street
Campbell, CA 95008-2026

NewRez LLC
Db a Shellpoint Mortgage Servicing
Attn: Bankruptcy
PO Box 10826
Greenville, SC 29603-0826

Shellpoint Mortgage Servicing
P.O. Box 619063
Dallas, TX 75261-9063

State of California Franchise Tax Board
P.O. Box 942867
Sacramento, CA 94267-0011

Chase Bank
PO Box 78420
Phoenix, AZ 85062-8420

Orange County Treasurer-Tax Collector
601 N Ross St
PO Box 1438
Santa Ana, CA 92702-1438

Secured Income Fund-II LLC
~~c/o PLM Lender Services LLC~~
~~46 N 2nd Street~~
~~Campbell, CA 95008-2026~~
RTS Unable to Fwd 04-25-2022

California Dept of Tax & Fee
Special Ops MIC 55
PO Box 942879
Sacramento, CA 94279-0055

Brian Burgess
800 S Beach Blvd
Suite A
La Habra, CA 90631-6480

Royal Pacific Funding Corp
~~3070 Bristol Street, Suite 400~~
~~Costa Mesa, CA 92626~~
RTS New addr below 04-22-2022

PULS
13885 Alton Parkway
Suite B
Irvine, CA 92618

Seabreeze Vacation Rentals LLC
~~2523 W Coast Highway~~
~~Newport Beach, CA 92663~~
RTS Unable to Fwd 10-27-2021

Secured Income Fund-II, LLC
c/o Safiq Taymuree`
4300 Stevens Creek Blvd, #275
San Jose, CA 95129

Secured Income Fund-II LLC
c/o Law Offices of Bruce Cornelius
148 Montaire Pkwy
Clayton, CA 94517-1536

Ebay Inc
2025 Hamilton Avenue
San Jose, CA 95125-5904

Credit Bureau USA
757 L. Street
Fresno, CA 93721

Southern California Edison
1551 W San Bernardino Rd
Covina CA 91722-3407

Kenneth Solomon
c/o James P. Zurawski
PO Box 10517
Costa Mesa, CA 92627-0182

Secured Creditor
Bruce Cornelius
Law Offices of Bruce Cornelius
P.O. Box 944
Clayton, CA 94517

JPMorgan Chase Bank N.A.
Bankruptcy Mail Intake Team
700 Kansas Lane
Monroe, LA 71203-4774

Orange County Treasurer-Tax
Collector
P.O. Box 1438
Sant Ana, CA 92702-1438

JPMorgan Chase Bank, N.A.
c/o Aldridge Pite, LLP
4375 Jutland Dr Ste 200
PO Box 17933
San Diego, CA 92177-7921

Law Offices of James P. Zurawski
~~1 City Boulevard West~~
~~Orange, CA 92868~~
RTS Unable to Fwd 07-03-2021

Citibank, NA.
5800 S. Corporate Pl.
Sioux Falls, SD 57108-5027

United States of America on behalf
of the Internal Revenue Service
300 N. Los Angeles St. #7211
Attn: Najah J. Shariff
Los Angeles, CA 90012-3342

Shellpoint Mortgage Servicing
Attn: Bankruptcy
PO Box 10826
Greenville, SC 29603-0826

Law Office of James P. Zurawski
~~Stratman, Schwartz & Williams-Abrego~~
~~2677 N. Main St., Suite 200~~
~~Santa Ana, CA 92705-6625~~
Unaffiliated w/firm per email 12-07-21

Wilmington Savings Fund Society, FSB
c/o McCarthy & Holhus, LLP
2763 Camino del Rio South, Ste 100
San Diego, CA 92108-3708

Golden State Water Company
2281 E Via Burton #2283
Anaheim, CA 92806

James P. Zurawski, Esq.
Demler Armstrong & Rowland
4500 Pacific Coast Hwy, 4th Fl
Long Beach, CA 90804

Seabreeze Vacations Rentals, LLC
6837 La Jolla Blvd
La Jolla, CA 92037

Royal Pacific Funding Corp
4000 MacArthur Blvd, Ste 1000
Newport Beach, CA 92660-2544